

# ALEXANDER HUDSON

## Estates

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## Northumbrian Way, Killingworth, NE12 6EB

Alexander Hudson Estates introduces to market this beautifully presented, three-bedroom, mid terrace family home situated within the popular residential district of Killingworth. Local shops and schooling are all within walking distance with excellent transport routes, including the A19 offering easy access to both the Northumberland coast and Newcastle city centre.

A short walk to The Killingworth Shopping Centre (anchored by a large Morrison's supermarket), and the White Swan Centre (which includes a Doctors' surgery, an activity hall, a cafe and Killingworth Library), the property is located close to Killingworth Boating Lake with its bridleways and Lakeside Park, offering an idyllic setting. The Lakeside Centre is also close by, a leisure centre which offers a swimming pool, indoor sports courts, a gym and even a soft play for children.

The property briefly comprises of an entrance hallway, downstairs WC, living room with cosy nook dining area and a separate kitchen. On the first floor lies a modern family bathroom and three bedrooms. To the rear is a large detached garage and allocated parking space large whilst a private, landscaped rear garden provides the ideal place to relax during those warm summer months.

- Well presented three bedroom, two bathroom family home
- With landscaped rear garden, detached garage and allocated parking
- Open space living areas and well appointed kitchen
- Freehold

**The property briefly comprises of:**

### Entrance Hallway

A bright and welcoming entrance hallway gives access to a downstairs WC, kitchen and living room. Stairs leading to the first-floor landing are located on the right.

### WC

Conveniently located and comprising of a WC and hand-wash basin.

### Kitchen

The modern kitchen has plenty of cabinet storage with an integrated electric oven, separate gas stove and further space available for a fridge freezer and washer dryer. The cream-coloured cabinets perfectly complement the pine wood counter-tops creating a country style feel to the room.





## Living Room

Beautiful grey flooring flows through the living room from the hallway, with French doors drawing in plenty of natural lighting and creating a bright and airy feel. A cupboard is located on the right offering up great storage solutions whilst still leaving plenty of room for a two-piece sofa suite, coffee table and TV stand.

## Dining Area

Located within a cosy nook of the living room, the dining area benefits from the scenic view of the rear garden whilst enjoying a sit-down family meal in the evening. The space can accommodate a six-seater table and chairs.

## First Floor Landing

The first-floor landing leads to all three bedrooms, family bathroom and a cupboard. There is also access to a loft hatch for further storage options.

## Master Bedroom

Located at the rear of the property, the master bedroom has a large feature wall and plush carpet creating a warm and homely feel. There is ample space for a double bed, wardrobe and chest of drawers.

## Bedroom Two

Also situated at the rear, bedroom two benefits from a plush grey carpet and can accommodate a double bed and furniture.

## Bedroom Three

Located at the front of the property, bedroom three is the perfect size for a single bed and furniture.

## Family Bathroom

The modern family bathroom comprises of a full-sized bath with overhead shower, hand-wash basin, and WC. Neutrally decorated with dark splashback tiling, this room is the perfect place to relax after a long day.

## Gardens

To the rear, a tiered, well presented and low maintenance garden with artificial lawn and raised patio area to the rear. A gate leads out to the detached garage and allocated parking space.



**Tenure: Freehold**

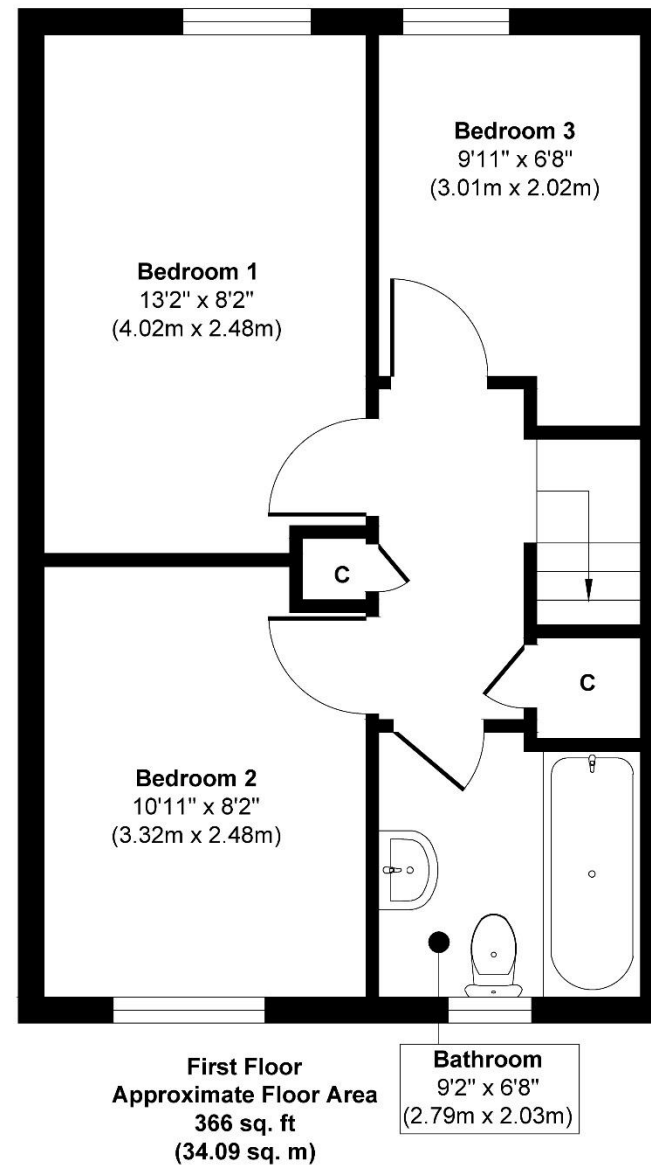
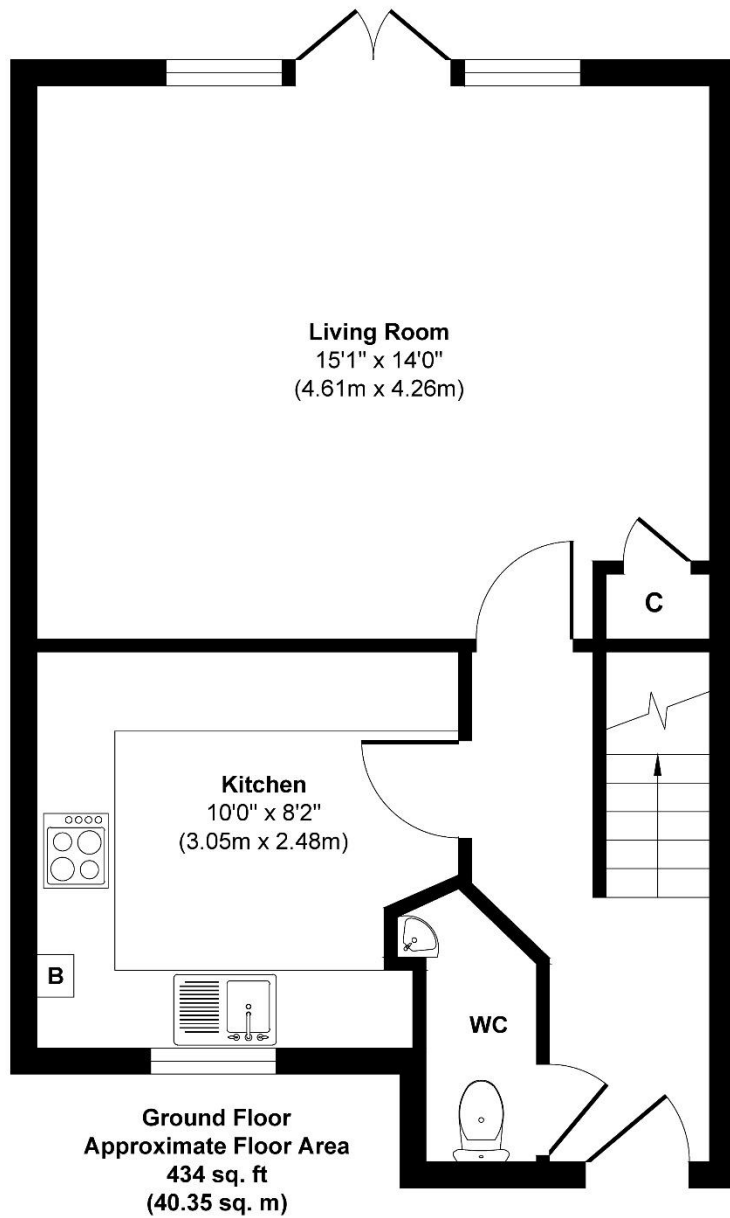
**Council tax band: C**

**EPC Rating: B**

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**Approx. Gross Internal Floor Area 800 sq. ft / 74.44 sq. m**

Produced by Elements Property



# TESTIMONIALS

*I was really glad to have had Alex taking me through the sometimes quite stressful process of selling my house. He was always available and very knowledgeable, helping me understand when some thing were out of my control and why. For me, this was invaluable and made the process as easy as it could be.*



*'Alexander has shown a superb knowledge of the market and his professional and approachable manner is so refreshing'*

*'Alexander was highly professional and friendly throughout his interactions with us. He sold our house and supported us through the ups and downs of house moving. I would recommend his service 100%'*

*'Alexander was a great asset to have in the purchase of our house. Communication was forthcoming and he was always free to chat and answer queries. A proper estate agent who cares'*

*I would 100% recommend Alex to anyone looking to sell their property in the North East! Alex was professional, always available when we needed to contact him, and got us a great price for our house. We were looking for a reasonably quick sale; Alex managed the full process which meant we had the offer we wanted after 6 days on the market and completion a few weeks later!*

*Alexander was fantastic! Very professional and friendly. I have moved several times and found this time the easiest by far. I would highly recommend using Alexander Hudson Estates*